

**GOVERNMENT OF TELANGANA
ABSTRACT**

Metropolitan Area & Urban Development Department - Change of land use from Residential use zone to Commercial use zone of Open land of Sy No's: 89(Part), 89/4/2, 89/6/2 of Nanakramguda (V), Serilingamapally (M), Ranga Reddy (D) to an extent of 7779.54 Sq.mtrs- Confirmation of Draft Variation - Notification - Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 67

Dated: 21-02-2026

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Lr.No.062878/HCA/CLU/U6/HMDA/12052025,Dated:13.06.2025.
2. Minutes of the CLU Committee Meeting held on 14.07.2025.
3. Government Memo No. 10916/Plg.I (1)/2025, Dated:31.07.2025.
4. From Metropolitan Commissioner, HMDA, Hyderabad, Lr.No:062878/HCA/CLU/U6/HMDA/12052025, Dated:01.09.2025
5. Govt. Letter No.10916/Plg.I(1)/2025, Dated:30.09.2025
6. From MC, HMDA, Hyderabad, letter.No:062878/HCA/CLU/U6/HMDA /12052025, Dated:15.12.2025

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ORDER:

The draft variation to the land use envisaged in the notified CDA Master Plan approved by the Government vide G.O.Ms.No.538 MA&UD, dt:29.10.2001, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.146, Dt. 05-08-2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of Rs. 23,33,862-00/- (Rupees Twenty Three Lakhs Thirty Three Thousand Eight Hundred and Sixty Two Only) vide Chalan No.1297, Dt: 07.11.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in Cyberabad Development Area Master plan Approved by the Government issued vide G.O.Ms.No.538 MA & UD, dt:29.10.2001, as required by sub-section (1) of the said section.

VARIATION

The site in Open land of Sy No's: 89(Part), 89/4/2, 89/6/2 of Nanakramguda (V), Serilingamapally (M), Ranga Reddy (D) to an extent of 7779.54 Sq.mtrs., which is presently earmarked for Residential use zone, as per the Cyberabad Development Area Master Plan Approved by the Government issued vide G.O.Ms.No.538 MA & UD, dt:29.10.2001, is now designated as Commercial use., **subject to the following conditions:**

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1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 Dt:04. 07.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference and road proposals also.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall demolish the existing building falling in the set backs if any as per G.O.Ms.No.168, dated:07.04.2012.
9. Commercial use will be considered in the site under reference subject to payment of 3 times of impact fee. If applicable as per G.O.766 MA&UD, dated:18.10.2007.

SCHEDULE OF BOUNDARIES

East : Road and Sy.No.89P of Nanakramguda village
West : Sy.No.90 of Nanakramguda village .
North : Sy.No.75 of Nanakramguda village
South : Sy.No.92 & 89P of Nanakramguda village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Sanga Reddy District.
Sc/Sf.

//FORWARDED BY ORDER//

SECTION OFFICER